



**LAND SUBDIVISION COMMITTEE MEETING MINUTES**  
**October 7, 2021**

**ATTENDANCE**

<b>Land Subdivision Committee Members</b>	<b>Staff</b>
Gregg Humphrey, Chairman	Joe Zeibert
Dan Crouse	Emily Prather
Mike Johnson	Eric Wise
John Harris	Molly Berns
Jason Graham	
Brad Bixby	
Casey Pratt	<b>Others</b>
T.J. Heavisides	Amy Raftis
Steve Hall	Phil Martin
Trustin Harrison	Joe Gooden
Dean Graven	Deborah Williams
Steve Stewart	

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the **September 2, 2021** Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as approved.

- **ACTION ITEMS**

See attached

- **UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business.

- **PUBLIC COMMENT**

There were no public comments.

- **ADJOURNMENT**

T.J. Heavisides made a motion, seconded by Mike Johnson to adjourn the meeting. The meeting adjourned at 1:49 PM.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

<b>FILE NO.</b>	<u>2017-07</u>
<b>CENSUS TRACT #</b>	<u>36.02</u>

<b>NAME OF SUBDIVISION:</b>	<u>Sloan Crossing – Final Plat – 1<sup>st</sup> Addition</u>
<b>JURISDICTION:</b>	<u>City of Springfield</u>
<b>DATE OF MEETING:</b>	<u>October 7, 2021</u>
<b>OWNER:</b>	<u>Cochran Development LLC</u>
<b>ENGINEER:</b>	<u>Martin Engineering</u>
<b>DESCRIPTION:</b>	<u>Pt. of the SW ¼ Sec. 35, T16N, R6W – Located north of Old Jacksonville Road, south of Old Salem Lane, and west of Bradfordton Road</u>
	<u>29.95    Acres    66    Lots</u>
<b>MOTION TO RECOMMEND:</b>	<u>Approve, Subject To;</u>
<b>BY:</b>	<u>Dan Crouse</u>
<b>2<sup>ND</sup> BY:</b>	<u>Steve Stewart</u>
<b>VOTE:</b>	<u>Unanimous</u>

Phil Martin, Martin Engineering, presented the development.

Joe Zeibert, Regional Planning Commission, said to change "This Sheet" under the lot area chart to reflect the appropriate page. He said to key in the Section Line in the legend. He said to provide the final covenants, preliminary comments were previously provided to the engineer and owner. He said to add a note: "The portion of a residential lot contiguous to a major or minor arterial shall have an additional 10 foot yard requirement over the minimum zoning yard requirement for screen planting." He said to provide the correct owner's address. He said the bearings in the surveyor's certificate do not match the plat. He said the incorrect subdivision name is in the School District Certificate. Zeibert said the street name Sloan shall be changed to Lola Bell per Section 153.157(m)(1). He said to provide the width of the right-of-way of the collector at Old Salem Lane. He said to provide the dimension of the median at the divided entrance. He said to provide the width of Pajim Lane and call out the 3 foot strip of land separating Pajim Lane from Sloan Crossing. He said to add a bearing along the road frontage of lot 60. Zeibert said to dimension the easement along the northeast portion of lot 1. He said to dimension the easement in the northeast corner of lot 9. He said to dimension the easement running along the west side of lots 33, 34, and 35. He said to dimension the easement along the road frontage of lot 47. He said to check the distance between corners Q and R. Zeibert asked why is there a 30 foot dimension between the west lot line and the section line in lot 1000? He said to clean that up in the revised submittal. He said there is a minor typo for note 3, close the bracket. He said the preliminary plan shows an easement between lots 45 and 46 for a sanitary

sewer, it is not shown on the final plat. Gregg Humphrey, Sangamon County Water Reclamation District, said the district only took sewer to the east side, and if there is a future extension, it will go around the subdivision to the south. He said the 30 foot difference is probably where land was added to resize the lots. Martin agreed. Zeibert said identifying the section line will clarify that comment as well. He asked if there were any other utilities in the easement between lots 45 and 46. Humphrey said he does not think so, that easement was only for sanitary sewer. Zeibert said a recorded easement will be needed for the Curran-Gardner water main.

Steve Stewart, Citizen Member, said Section 153.164 specifies setbacks between buildings based on available fire flow, when that information becomes available it should be considered with the setbacks.

Mike Johnson, CWLP Water, agreed with Zeibert about providing a recorded easement for the water main.

T.J. Heavisides, Traffic Engineer, said the street name entering the subdivision must be Lola Bell Lane matching the street name across Old Salem Lane per Section 153.157. He said to dimension the easement along the roadway of lot 1. He said to label the west section line on sheet 1. He said for the easement between lots 52 and 53 identify if the 31 feet is centered on the lot line for the full length of the property or if that easement varies along the property line. He said to dimension the dividing median at the entrance. He asked if the median is a separate 1000 series lot, it does not appear to be designated. He asked if easements were necessary to allow utilities to go through it. He said dimensions are necessary to ensure adequate width to maintain the curve and other elements of the road.

Dan Crouse, Public Works, said to dimension the right-of-way for Lola Bell Lane at the intersection of Old Salem Lane. He said the legal description does not match the drawing. He said to sign and seal the plans. He said to provide final covenants. He said to identify the section line in the legend. He said that the school district statement references the wrong subdivision.

Dan Crouse made a motion to approve the development subject to;

1. Identify the section line in the legend.
2. Provide the final covenants.
3. Add the note: "The portion of a residential lot contiguous to a major or minor arterial shall have an additional 10 foot yard requirement over the minimum zoning yard requirement for screen planting."
4. Provide the correct owner's address.
5. Match the bearings in the Surveyor's Certificate with the drawing.
6. Provide the correct subdivision name in the School District Certificate.
7. The street name entering the subdivision must be Lola Bell Lane matching the street name across Old Salem lane per Section 153.157(m)(1).
8. Provide the width of the right-of-way for Lola Bell Lane at the intersection of Old Salem Lane.
9. Dimension the dividing median at the entrance.
10. Provide the right-of-way width of Pajim Lane.
11. Call out the 3' strip of land separating Pajim Lane from Sloan Crossing.
12. Add a bearing along the road frontage of lot 60.
13. Dimension the easement along the northeast portion of lot 1.
14. Dimension the easement in the northeast corner of lot 9.
15. Dimension the easement running along the west side of lots 33, 34, and 35.
16. Dimension the easement along the road frontage of lot 47.
17. Check the distance between corners Q and R.
18. Clarify 30' dimension between the west lot line and the section line in lot 1000.

19. Close the bracket on note 3.
20. Provide a recorded easement for the Curran Gardner Water District water main.
21. Clarify if the 31' easement between lots 52 and 53 is centered on the lot line for the full length of the property.
22. Change "This Sheet" under the lot area chart to reflect the appropriate page.
23. Clarify if the median is a separate 1000 series lot.

Steve Stewart seconded the motion and the vote to approve was unanimous.

DRAFT

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.** 2021-02

**CENSUS TRACT #** 31

**NAME OF SUBDIVISION:** Woodland Trail – Location Map Appeal of the Executive Director’s Decision – Minor Subdivision

**JURISDICTION:** City of Springfield

**DATE OF MEETING:** October 7, 2021

**OWNER:** City Water Light & Power – owner  
Prairie State Bank & Trust – lessee

**ENGINEER:** Martin Engineering

**DESCRIPTION:** Pt. of the E ½ of the NE ¼ Sec. 14, T14N, R5W – Located on Woodland Trail on Lake Springfield

6.96   **Acres**   3   **Lots**

**MOTION TO RECOMMEND:** Affirm the Executive Director’s decision

**BY:** Gregg Humphrey

**2<sup>ND</sup> BY:** Steve Stewart

**VOTE:** Motion passed with Mike Johnson, Brad Bixby, and Steve Hall voting present.

Gregg Humphrey, Committee Chair, asked Joe Zeibert to clarify the purpose of the action. Zeibert, Regional Planning Commission, said that the Executive Director of the Regional Planning Commission denied the Location Map, and that is the only thing being reviewed. He said the committee is deciding either to uphold the denial, modify it, or change it. He said this body makes a recommendation on to the Regional Planning Commission.

Phil Martin, Martin Engineering, asked if the denial letter was similar to this committee making a motion to deny the Location Map and now there will be a vote on the motion. Humphrey said there has been no motion. He said the Director’s letter is issued by the Executive Director of the Regional Planning Commission, and the developer has the right to appeal that decision. Humphrey called for a motion to uphold the denial or to override the denial. He said those are the two options this committee has right now. Martin asked if they could discuss the subdivision. Humphrey said yes.

Martin said he is joined by Amy Raftis with Prairie State Bank and Trust and Deb Williams with CWLP. He said CWLP is the actual owner and the bank holds the lease, so they are co-applicants. He said the city approved an ordinance for a water extension to the property. He said there is a price estimate and a cost sharing agreement. He said he can only assume that the water issue is now gone. He said the road has always been below minimum standards. He said they are aware of that, and he does not have much else to say. He said that the property used to have a more intense use but that he does not want to tell emergency vehicles

what they can and cannot drive on. He said trucks drive back there every day but that he does not want to avoid the fact that the road is not wide enough.

Martin said he did not know when sewer would be extended to the site. He said the Sangamon County Water Reclamation District and the city are in the process of removing septic systems from the lake, so this goes the other way. He said they are aware of that. He said he does not know if the soils percolate well if it is still a problem with CWLP, because it is in the lake watershed.

Deb Williams, CWLP Legal Department, said to take the technical comments into consideration, but from the legal side CWLP is the owner and three leases were issued for three separate parcels, so officially the city has an obligation to support getting the plat properly subdivided. Martin said there was a zoning case that led to the old marina being knocked down. He said the bank lost the zoning case and cleaned up the property then had to figure out what to do next. He said the mayor, corporation counsel, and the bank made an agreement, which is why this property is a little bit different. He said based on that, that is why Amy wrote the appeal letter and said he is open to hear comments.

Humphrey made a motion to uphold the Executive Director's denial of the Location Map, Steve Stewart, Citizen Member, seconded the motion. Humphrey opened the floor to committee discussion. Stewart agreed that the marina was a more intense use and said the septic system was a mess. He said it frequently leaked through into the lake. He said there was not enough water and there was no fire protection. He said there was a reason the marina moved across the lake to a better location. He said the marina is a higher use than the three lake homes proposed here; but, septic tanks being added at the lake, construction work, grading near the lake, even when properly installed and maintained, erosion control can fail under a heavy rain event. Stewart added the fact that the subdivision is not in compliance with the Comprehensive Plan is also why he seconded the motion.

Mike Johnson, CWLP Water, said the ordinance was 22205-21, which approved a variance to Chapter 52.12 of the City Code regarding the responsibility of the cost associated with the water main extension. He said it was estimated to be \$420,000 to extend the water main under the lake and through the wildlife preserve. He said that would be a 50/50 split of the actual cost of construction. He said the lines to serve the subdivision need to be shown, which is one of CWLP Water's comments. He said even though there is a design and an estimate and an ordinance was passed for the funding, it will still have to be installed prior to a final plat if this moves forward.

Humphrey said, as director of the Sanitary District they have spent the last 9 years installing low pressure sewer systems at the lake and removing septic tanks. He said Martin Engineering has been a part of that work, and they have removed about 150 septic tanks from what was 425 septic systems at the lake. He said the District sees this as going the wrong way in terms of making progress to remove septic systems from the drinking water source. He said the District is in discussions with the city about spending another 1.5-2 million dollars to serve Linden Lane and Hawthorne Place areas and the Muni and Lincoln Greens Golf Course. He said they are still actively removing septic systems, that is why he made the motion to uphold the denial.

T.J. Heavisides, Traffic Engineer, said the letter put forward by the Executive Director identified several items: the lack of sewer, water, the road access, the City Comprehensive Plan, and CWLP's Lake Land Use Plan. He said the appeal's letter really only addressed the water and even only a portion of that. He said that the Executive Director's letter mentioned not just having water constructed to the site but verifying that the flows will be sufficient. He said the Comprehensive Plan, the roads, and the sewer were not really addressed in the appeal letter. Heavisides said as Martin presented the appeal he acknowledged that these items still need to

be addressed and from that standpoint it does not appear that the appeal has met the concerns of the Executive Director's denial letter.

Steve Hall, Sangamon County Department of Public Health, said the soils are acceptable pursuant to the private sewage code. He said if it does pass there may need to be additional soil tests based on the size of the septic system and the number of bedrooms and the soil report.

Humphrey said the motion on the floor is to uphold the denial of the Location Map. The motion passed with three members voting present.

DRAFT